

UNOFFICIAL COPY

1036 Brentwood Court
Julius Saks
Please to [unclear] IL 60009

1036 Brentwood Court
Julius Saks
MAY TO

This instrument was prepared by Gochti & Gochti 135 South LaSalle Street Chicago, IL 60603

Commission expires 7/10/93
Given under my hand and official seal, this 18th day of November 1992

State of Illinois, County of Cook
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia K. Leff, divorced and not remarried, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument for the purposes stated therein and for the uses and purposes therein including the release and waiver of the right of homestead.

DATED this 18th day of November 1992
Patricia K. Leff (SEAL)
Patricia K. Leff (SEAL)

Permanent Real Estate Index Number(s): 03-08-291-038-1077
Address(es) of Real Estate: 1036 Brentwood Court, Buffalo Grove, IL 60089

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

UNIT NUMBER 11-5 IN COVINGTON MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27412916 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDEVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook

Buffalo of the Village of Grove, County of Cook, State of Illinois
Ten (\$10.00) and other valuable consideration hand paid, CONVEY and WARRANT to Julius Saks and Elsie Saks, his wife

THE GRANTOR, Patricia K. Leff, divorced and not remarried, changed and
WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)
NO. 810
February, 1985

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
DEC-92
PAID \$112.24



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
DEC-92
REVENUE
137.50
RR 10716
CO NO. 016
035067

92897383

Courts 227462071

FORMS

COOK COUNTY, ILLINOIS
CLERK OF COURT

52 DEC -1 PM 12:00

92897383

Property of Cook County Clerk's Office

92897383

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Patricia Leff

TO

Julius Saksand Elsie Saks,

his wife

REAL ESTATE TRANSFER TAX

Check One:

- DECLARATION
- EXEMPTION

Check One:

- ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST
- DEED

92897383

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), or their designated agent, and presented to the Finance Department of the Village of Buffalo Grove, 50 Raupp Boulevard, Buffalo Grove, Illinois, at the time of purchase of real estate transfer stamps as required by the Buffalo Grove Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed when recorded or affixed to the facsimile of the assignment of beneficial interest when recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. (One of these transactions is usually exempt under Section 3.32.060.A.4 of the Ordinance.)
- 4) The Illinois Transfer Declaration/green sheet should be provided at time of purchase; or if not, it must be provided within 10 days of closing.
- 5) For additional information, please call the Village Clerk's Office at 459-2500, Monday thru Friday, 8:00 A.M. to 4:30 P.M.

Address of Property: 1036 Brentwood Court, Buffalo Grove, IL 60089

Permanent Property Index No. 03-08-201-038-1077

Date of Deed: November 18, 1992

Type of Deed: Warranty Deed

Full Actual Consideration (Include Amount of mortgage and value of liabilities assumed)	\$ 137,500
Amount of Tax (\$3.00 per \$1,000 or fraction thereof greater than \$500.00 of full actual consideration)	\$ 411.00

NOTE: The Village of Buffalo Grove's Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 3.32.060 and 3.32.070 of the Ordinance which is printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Buffalo Grove Real Estate Transfer Tax Ordinance by paragraph(s) _____ of Section _____ of said Ordinance.

Details for exemptions claimed: (explain) _____

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)
(Seller)

Patricia Leff 1036 Brentwood, Buffalo Grove 60009
Name Address Zip Code

Signature: [Signature] Atty Date Signed: 11/11/92
Seller or Agent

Grantee: (Please Print)
(Buyer)

Julius & Elsie Saks 2229 MacDonald, Flossmoor 60422
Name Address Zip Code

Signature: [Signature] Date Signed: 11/11/92
Buyer or Agent

For Office Use Only
Approved By _____
Village of Buffalo Grove: # 1509 [Signature] Date 11-13-92

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3.32.060 - Exempt Transactions

A. The tax imposed by this Chapter shall not apply to the following transactions, provided said transaction in each case is accompanied with information that sets forth the facts or such other certificate of record or sworn statement as the Director of Finance may require at the time of filing of the declaration form:

1. Transactions involving property acquired from any governmental body, or any transaction involving property acquired by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
2. Transactions in which the deeds secure debt or other obligations;
3. Transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deed previously recorded;
4. Transactions in which the actual consideration is less than five hundred dollars (\$500.00);
5. Transactions in which the deeds are tax deeds;
6. Transactions in which the deeds are releases of property which is security for a debt or other obligation;
7. Transactions in which the deeds are pursuant to a court decree where there is no consideration;
8. Transactions made pursuant to mergers, consolidations, or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
9. Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
10. Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one or the other shall not be exempt from the tax;
11. Transactions representing transfers subject to the imposition of a documentary stamp imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration;
12. A transfer by lease;

B. Every deed or other instrument which is exempt pursuant to this Section shall be presented to the Director of Finance so as to be appropriately marked by said Director as an exempt deed or instrument eligible for recordation without the payment of tax. At such time as a deed or instrument is presented to the Director, a certificate setting forth the facts which justify the exemption shall be presented, together with the declaration required in Section 3.32.040.

3.32.070 - Exemptions

A. The taxes imposed by this Chapter shall not be imposed on a transfer by an executor or administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax imposed by this Chapter shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances, provided, however, that a declaration form is filed:

1. Upon the death of a person to his executor or administrator
2. From a minor to his guardian or from a guardian to his ward upon attaining majority;
3. From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal or disability;
4. From a bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee therefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under State or Federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
5. From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, or upon redelivery or retransfer by any such transferee or successor thereto;
6. From a transferee under subsections (1) through (5), inclusive, to his successor acting in the same capacity, or from one such successor to another;
7. From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
8. Upon the death of a joint tenant or tenants by the entirety to the survivor or survivors;
9. From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the President of the United States by Section 5(B) of the Trading with the Enemy Act (40 stat. 415), as amended, by the First War Powers Act (55 stat. 839);

B. Every deed or other instrument which is exempt pursuant to this Section shall be presented to the Director of Finance so as to be appropriately marked by said Director as an exempt deed or instrument eligible for recordation without the payment of tax. At such time as a deed or instrument is presented to the Director, a certificate setting forth the facts which justify the exemption shall be presented, together with the declaration required in Section 3.32.040.